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August 26, 2022

ENV-2021-4938-SCEA
Council District 11

NOTICE TO APPLICANT(S), OWNER(S), OCCUPANT(S), AND INTERESTED PARTIES **WITHIN A 500-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing **telephonically** on **Tuesday, September 20, 2022**, at approximately **2:00 P.M.**, or soon thereafter, to consider the following: Sustainable Communities Environmental Assessment (SCEA), No. ENV-2021-4938-SCEA, Mitigation Monitoring Program prepared for the SCEA, and related California Environmental Quality Act (CEQA) findings; report from the Department of City Planning relative to compliance with the CEQA requirements for the use of a SCEA, as authorized by Public Resources Code (PRC) Section 21155.2(b), for the future consideration of the development of the project identified as Planning Case No. CPC-2021-4937-CU-DB-SPR-WDI-HCA; for the determination that the proposed project is a transit priority project, as defined by PRC Section 21155, that is consistent with the general use designations, density, building intensity, and applicable policies specified for the project area in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of Governments (SCAG); contains more than 50 percent residential; provides a minimum net density greater than 20 units an acre; and is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan; the proposed project is a residential or mixed-use project as defined by PRC Section 21159.28(d), that incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior environmental reports, including SCAG's 2016-2040 RTP/SCS and 2020-2045 RTP/SCS Program Environmental Impact Reports; all potentially significant or significant effects required to be identified and analyzed pursuant to CEQA in an initial study have been identified and analyzed in an initial study; and with respect to each significant effect on the environment required to be identified in the initial study, changes or alterations have been required in or incorporated into the project that avoids or mitigates the significant effects to a level of insignificance; mitigation measures will be made enforceable conditions on the project; for the proposed demolition and removal of all existing structures from the project site, with the exception of the existing Dinah's Family Restaurant building on the project site (that would be preserved and renovated in place) and some existing signage, and development of the site with an eight-story, 362-unit multi-family residential building, with approximately 3,700 square feet of ground-floor restaurant space fronting Sepulveda Boulevard, of the 362 proposed units, 41 would be restricted to Very Low Income households, the proposed new building would total approximately 365,623 square feet, which along with the existing Dinah's Family Restaurant, would result in a floor area ratio (FAR) of 3.85:1, would reach 96 feet and 4 inches in height as measured to the top of the elevator structure, and, would require the export of approximately 30,000 cubic yards of soil; for the properties located at 6501-6521 South Sepulveda Boulevard and 6502 - 6520 South Arizona Avenue.

Applicant: Ed McCoy, FRH Realty, LLC
Representative: Jonathan Lonner, Burns & Bouchard, Inc.
Case No. CPC-2021-4937-CU-DB-SPR-WDI-HCA

Pursuant to Assembly Bill 361, and due to concerns over COVID-19, this Los Angeles City Council committee meeting will take all public comment by teleconference.

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guides/telecommunications-relay-services-trs>.

If you are unable to telephone-in at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: www.LACouncilComment.com.

In addition, you may view the contents of Council file No. **22-0574** by visiting: <http://www.lacouncilfile.com>.

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries about the project, contact City Planning staff:

More Song

(213) 978-1319

more.song@lacity.org

For inquiries about the meeting, contact City Clerk staff:

Candy Rosales

(213) 978-1080

clerk.plumcommittee@lacity.org

Candy Rosales
Deputy City Clerk, Planning and Land Use Management Committee

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.